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Amendment #3 to the Lake Berryessa Prospectus

On July 2, 2015, the Bureau of Reclamation (Reclamation) posted a Prospectus for commercial services development and operation of lodging, food service, marina, campgrounds, boat rentals, and retail sales at Lake Berryessa, Napa, California.

This Amendment to that Prospectus provides the following information:

1. Reclamation has received requests for extension of the filing deadline for proposals under the Prospectus. This Amendment changes the date that proposals packages are due to **September 15, 2015**. All proposal packages must be received by 4:00 p.m. Pacific Time on that date.
2. Reclamation has received questions in regard to the Prospectus. Those questions, along with responses are included in this amendment.

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Questions Received Regarding the Lake Berryessa Prospectus

The Bureau of Reclamation has received questions regarding the Lake Berryessa Prospectus. These questions are answered below. Similar questions have been combined or paraphrased for clarity.

1. **Required Services at Berryessa Point show 49 Tent Sites and Authorized Services show 41 RV Sites are authorized. The 60% Construction Plans show the Required (walk-to) tent sites; these plans do not include the Authorized (drive-in) RV Sites. If a bidder proposed RV sites instead of Tent Sites would that meet the minimum requirement? Does this preclude additional Authorized RV Sites or assume further development of the site?** As identified in the corrections portion of Amendment 1 to the Prospectus, some facilities at Berryessa Point are located in the rescinded area on the long peninsula. These facilities, though required, will not be required until the large retaining wall on the peninsula is repaired or remediated and the rescission is withdrawn. This results in a temporary reduction from 49 to 44 required tent sites.

Exhibit H-1 to the Concession Contract (Part 6 of the Prospectus) identifies the year one requirements for each of the concession areas. For Berryessa Point, the requirement is 20 tent camping sites, an iron-ranger fee station, and a vault toilet. Supporting camping infrastructure such as potable water, wastewater, electrical hookups or RV dump stations is not required but is authorized.

In the Basis of Design Report included in Amendment 2 to the Prospectus (page 2-21), the RV camp sites are described as an authorized upgrade to the tent sites, not as additional sites. Consequently in year one, any successful bidder would be required to install at least the minimum number of facilities identified in Exhibit H-1 (e.g. 20 tent sites etc.). The year one facilities could be installed initially as tent sites based on Reclamation's National Environmental Policy Act (NEPA) document, and then upgraded at a later time to RV sites pending completion of appropriate NEPA document.

Any bidders who wish to exercise the Authorized opportunity to upgrade the tent sites into RV sites, whether in year 1 or later, would need to also provide the supporting infrastructure (potable water, wastewater, electrical hookups and RV dump station) as part of their plans. However, Reclamation's NEPA document will only be site specific in regard to the Required Services, e.g. tent sites, vault toilet and iron ranger, as they are the required minimum facility at Berryessa Point. The future Concession Contractor would be responsible for any environmental compliance documentation for impacts associated with the RV sites and other Authorized Facilities and Services that would be above and beyond that associated with the tent sites. The Required and Authorized Facilities identified in Section 2 of the Concession Contract do not restrict bidders from proposing additional Authorized Facilities in portions of the concession areas that are not identified for development of Required Facilities.

2. **Is NEPA documentation conducted for docks and marina improvements in areas that are Required transferable to areas where docks and marina improvements are Authorized? What would be needed to put in docks at areas where the marinas are Authorized?** Though there may be information that is useful in the NEPA document, it is not simply transferable from site to site. NEPA documentation must be conducted specific to the impacts at each site. For Authorized Facilities and Services, the concession contractor will be responsible for all NEPA documentation. As well, the concession contractor would be required to have all appropriate permits, including but not limited to a US Army Corps of Engineers permits for section 404 of the Clean Water Act, as well as an approved project statement form from Reclamation.
3. **Can existing road surfaces or all-weather road surfaces be used?** The existing roads are Pre-Existing Facilities are available for the contractors to use, as identified in the Prospectus. However the useable lifespan of these roads is likely to be shorter than the term of the contract, consequently bidders are expected to include costs to rehabilitate or replace roads and road surfaces and bring them into compliance with current codes and standards in their bids. In regard to all weather roads, the Draft Infrastructure Basis of Design Report identifies the infrastructure requirements at each of the concession areas, including road surfacing. Different portions of the concession areas are identified to be suitable for all-weather surfacing, while other certain high-traffic areas are identified to require paving.

4. **Can concession contractors use existing boat launch ramps, or conduct repairs to former boat launch ramps in order to make them functional, or do they need to completely replace boat launch ramps? And for repairs to boat launch ramps, is concrete required for repairs or improvements below 440 feet above mean sea level?** As is the case with other Pre-Existing Facilities, existing boat launch ramps, such as those at Putah Canyon and Steele Canyon Recreation Areas are available for the contractors to use, as identified in the Prospectus. However the useable lifespan of these launch ramps is likely to be shorter than the term of the contract, consequently bidders are expected to include costs to rehabilitate or replace launch ramps and bring them into compliance with current codes and standards in their bids. Former launch ramps may be developed as Authorized Facilities and Services, however the concession contractor is responsible for any NEPA documentation and other permitting that is required for any Authorized boat launch ramps. The Draft Infrastructure Basis of Design Report identifies that California Department of Boating and Waterways standards apply to new and rehabilitated boat launch ramps. Below the lake surface elevation of 440 feet above mean sea level, concrete would be required, as per those standards.
5. **At areas where wastewater systems are authorized, may contractors develop those systems using leach fields?** The Draft Infrastructure Basis of Design Report identifies wastewater requirements and constraints. As well, the 2006 Visitor Services Plan/Record of Decision includes certain restrictions based on elevation and distance from lake water for wastewater facilities. The California State Regional Water Quality Board determines wastewater system requirements.
6. **Is Reclamation going to further pursue development of a potable water well at Berryessa Point, and what was the outcome of the previous well drilling attempts?** The Draft Infrastructure Basis of Design Report provides information about depth of water, production rates, and water quality from the initial well testing. Reclamation will not be pursuing further well development at Berryessa Point.
7. **Can areas currently rescinded from use be used for parking?** Areas identified in the Prospectus are rescinded from use for site-specific public health and safety concerns. Any use of those areas would require that the rescission be withdrawn. In order to withdraw the rescission, the site-specific public health and safety concern would need to be removed or mitigated. The contractor would be required to propose a suitable removal or mitigation of

the issue that caused the rescission. As well, the concession contractor would be required to have all appropriate permits, including but not limited to a US Army Corps of Engineers permits for section 404 of the Clean Water Act(as necessary), as well as an approved project statement form from Reclamation. The contractor would need to propose parking in that area as an additionally authorized facility or service, and conduct all related NEPA documentation required.